

Waverly Farm Homeowners Association, Inc.

Architectural Review Committee

Standards for Fences and Sheds

The following standards for fences and sheds at Waverly Farm have been created to ensure a harmonious community for all residents. The Architectural Review Committee will approve only those fences and sheds which meet these criteria. All homeowners desiring to place a fence or shed on their lot must first submit their plans and specifications in writing to the Architectural Review Committee for approval prior to beginning any construction, in accordance with the provisions of Article V of the Declaration of Covenants for Waverly Farm. Such plans must include the style, materials, colors, shape, dimensions, and location of the fence or shed to be erected.

Fences

Fencing shall be either a three-rail boundary fence or a privacy fence and may be constructed of either wood, white or tan vinyl. Use of brick, stone or chain link fence is not permitted.

Wood fences must be constructed of pressure-treated pine and stained with either clear stain or 'Olympic' Semi-Transparent Color, #716 Naturaltone Cedar stain.

All vinyl fencing components must meet or exceed the ASTM F964-96 standard for manufacturers of vinyl fencing and must contain a minimum of 10 parts per 100 parts (10%) titanium dioxide for ultraviolet protection. Fence pieces should lock together into pre-routed slots, and fence posts must be cemented into the ground. The fencing should be guaranteed by a manufacturer's non-pro-rated Lifetime Warranty.

No fencing shall be located forward of the rear plane of the dwelling unit, except for the street side of corner lots and as permitted by the Architectural Review Committee.

Fencing shall be one of the designs set forth below.

Boundary Fence

Wood boundary fences shall be three-rail fences constructed in conformance with the drawing shown below as **Exhibit 1**

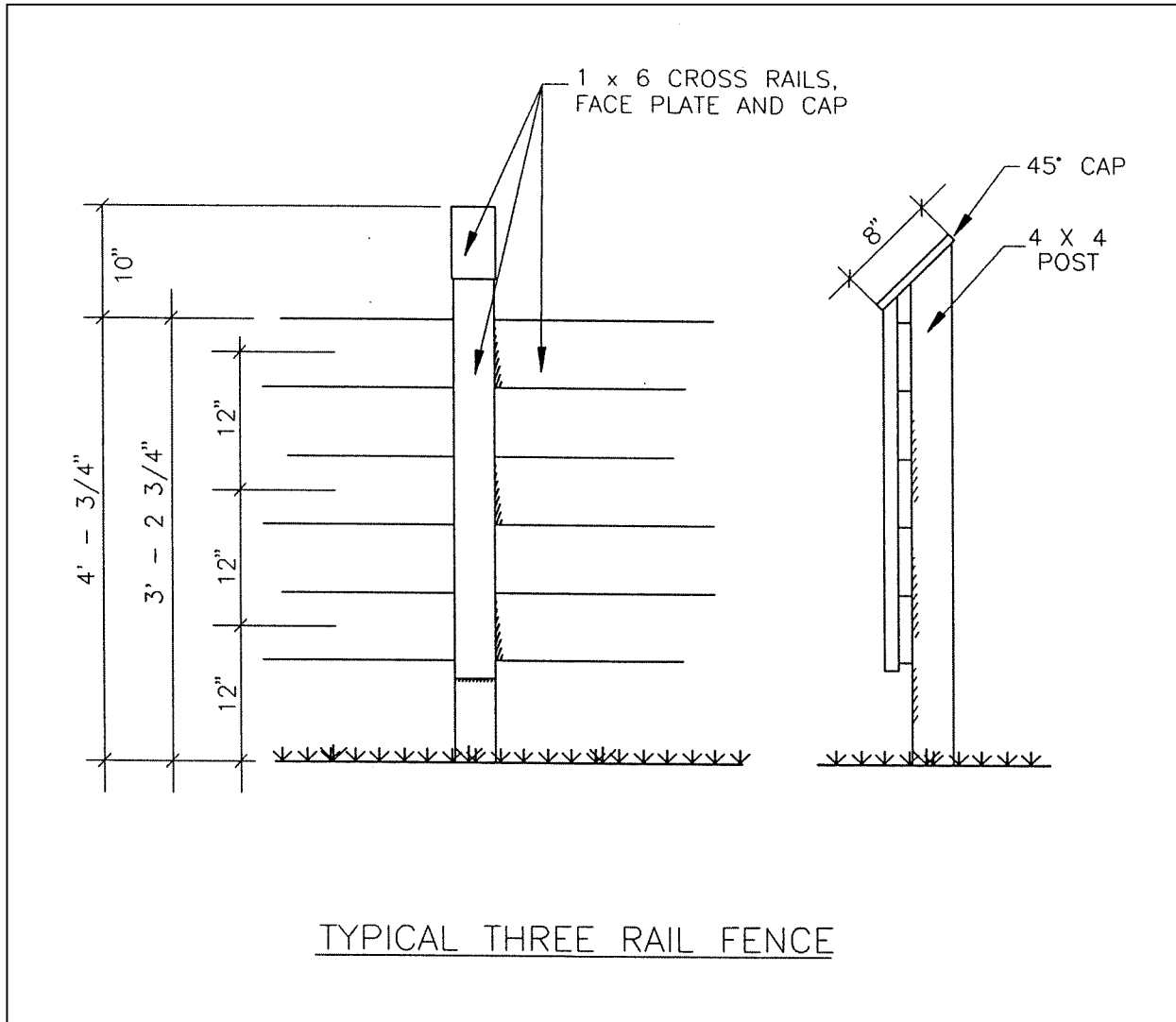


Exhibit 1

Privacy Fence

Privacy fences shall be constructed to a maximum 6' height. The style of fence shall be board on board or solid board with ornamental lattice top, as shown below for wood fences (**Exhibit 3**) and tan/white vinyl fences (**Exhibit 4**).

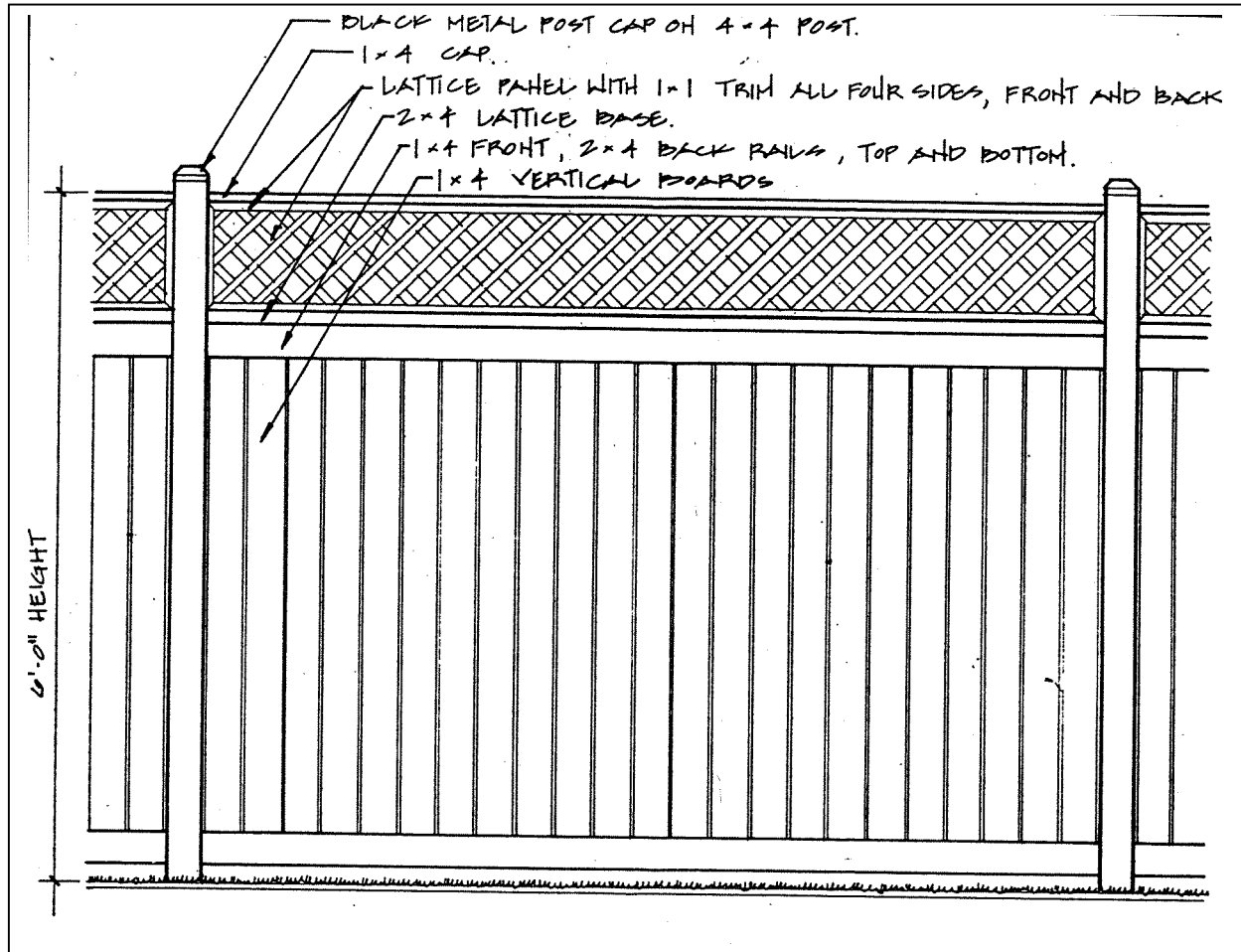


Exhibit 3

6' TAN VINYL PRIVACY FENCE

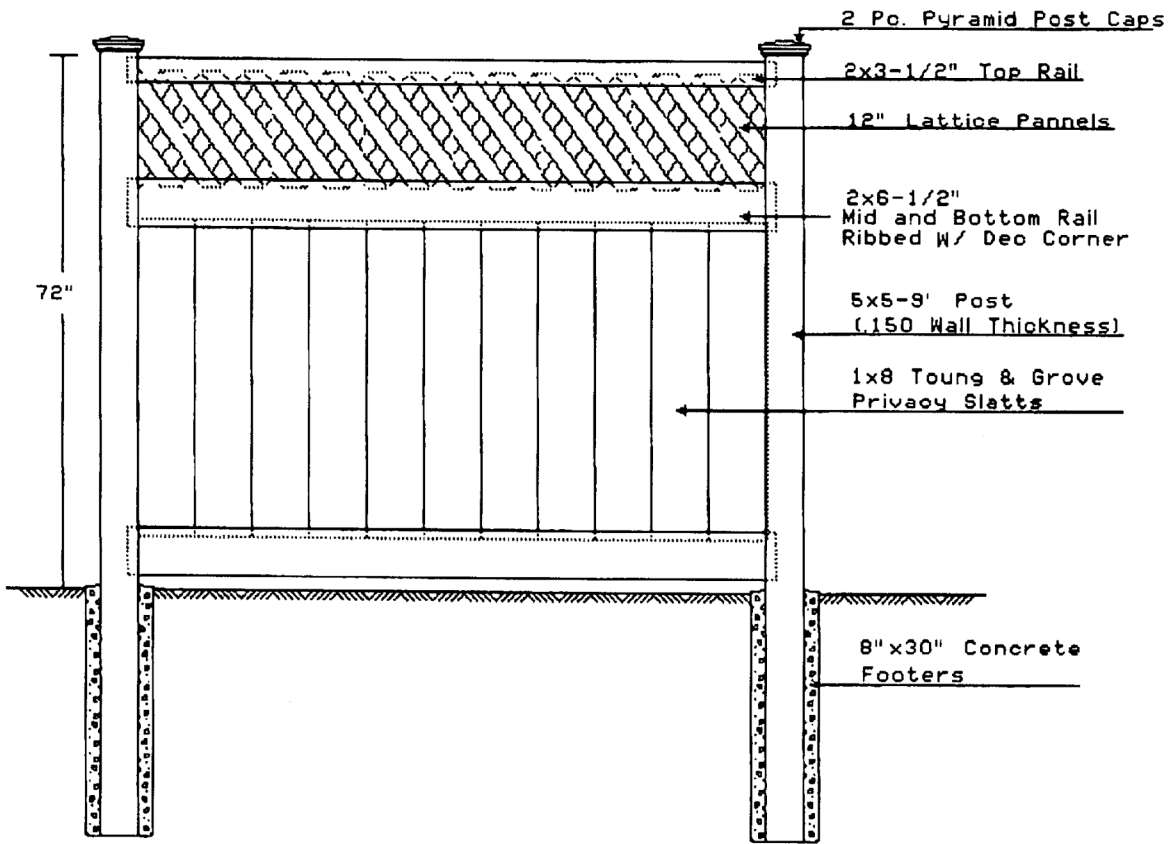


Exhibit 4

Fences shall be constructed square and level. Where required, the fence shall be stepped to accommodate changes in grade. Fences shall be stepped in even increments along each run of fence, as shown on **Exhibit 4** below. The average height of each section of fence shall be 6'-0".

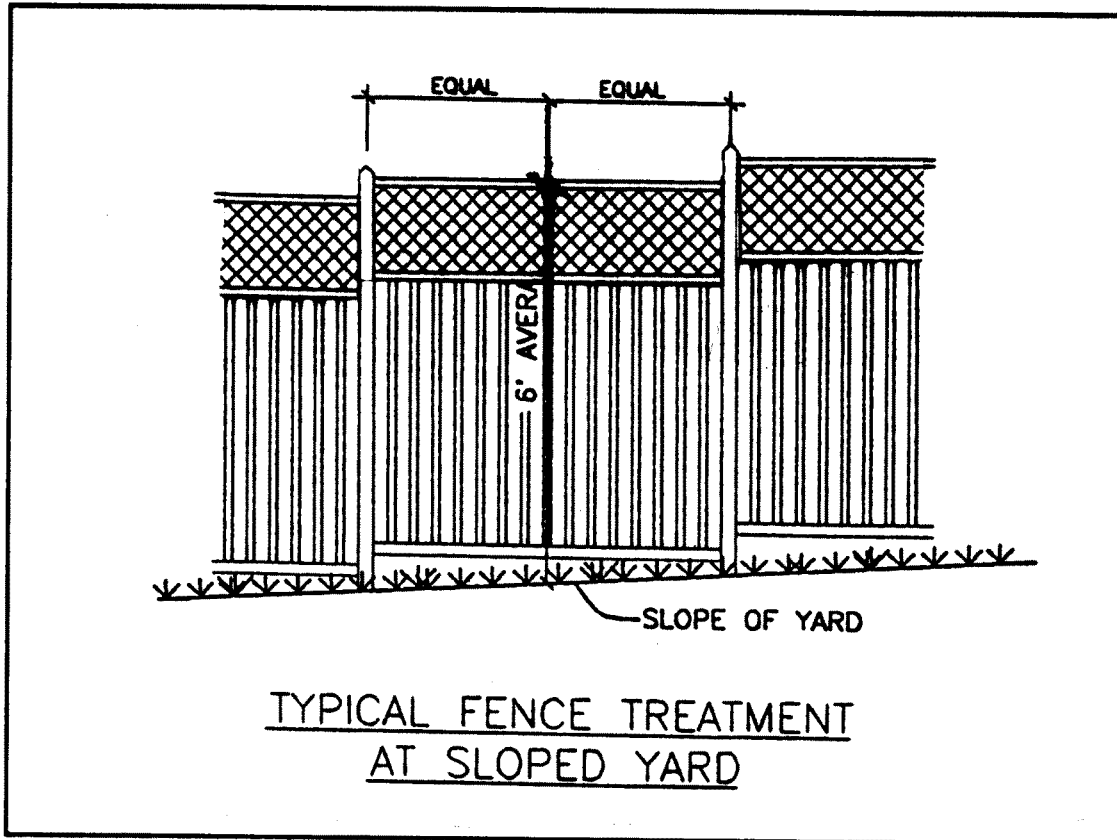


Exhibit 5

Sheds

All sheds must be located to the rear of the dwelling unit, sited in accordance with Anne Arundel County Regulations, and, if possible, located in a rear area that is not visible from the front of the property line. Sheds shall conform to the style of shed shown below in **Exhibit 5**. The shed illustrated below is a recommended minimum only. Variations in types of architectural ornamentation and style will be considered for approval by the Architectural Review Committee.

Sheds shall be constructed of siding, trim, and shingles which match the home to which it belongs in both material and color. Doors may be single or double width, and shall match the door to the home in both style and color. Windows, shutters, flower boxes, cupolas, vents, and other architectural ornamentations are encouraged. All architectural ornamentation shall match or be of a comparable style to the home.

Prefabricated sheds may be acceptable alternatives, but shall be of a style which matches or is comparable to the style of the home. Siding shall be painted or stained to match the siding of the home, and doors shall be painted or stained to match the door of the home. No metal sheds will be acceptable.

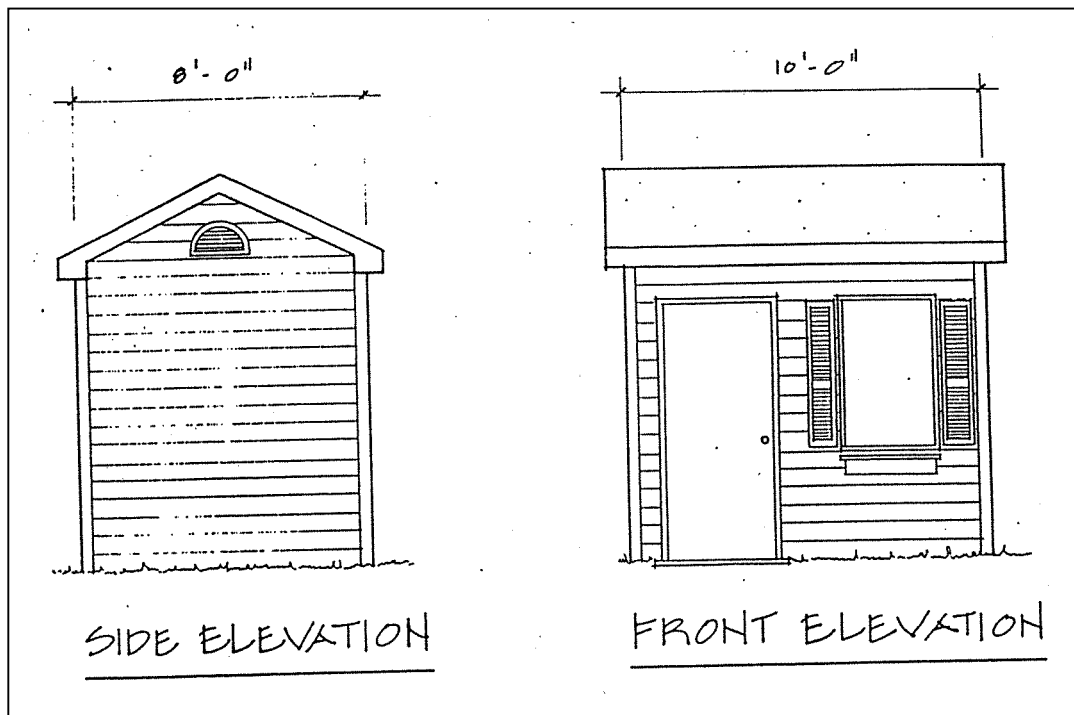


Exhibit 6